



APPLICATION ACCEPTED: June 18, 2012
APPLICATION AMENDED: July 31, 2012
PLANNING COMMISSION: October 11, 2012
November 1, 2012

County of Fairfax, Virginia

OCTOBER 25, 2012

STAFF REPORT ADDENDUM

APPLICATION CSP 86-C-119 & CSP 86-C-121-03

HUNTER MILL DISTRICT

APPLICANT: Discovery Square, LLC and
Reston VA 939, LLC & Discovery Square, LLC

PRESENT ZONING: PRC

PARCEL(S): CSP 86-C-119: 17-3 ((1)) 5H1
CSP 86-C-121-03: 17-3 ((1)) 5 & 35B

ACREAGE: CSP 86-C-119: 4.87 acres
CSP 86-C-121-03: 19.52 acres

PROPOSAL: Comprehensive Sign Plan for Discovery Square
and Reston Overlook

STAFF RECOMMENDATIONS:

Staff recommends approval of CSP 86-C-119 subject to the proposed development conditions in Appendix 2.

Staff recommends approval of CSP 86-C-121-03 subject to the proposed development conditions in Appendix 3.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Planning Commission.

Mary Ann Tsai

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Zoning Evaluation Division
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The approval of these applications does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the properties subject to these applications.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

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Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Comprehensive Sign Plan

CSP 86-C-121-03

Comprehensive Sign Plan

CSP 86-C-119

Applicant: RESTON VA 939, LLC &
DISCOVERY SQUARE, LLC
Accepted: 06/08/2012- AMENDED 07/25/2012
Proposed: COMPREHENSIVE SIGN PLAN
Area: 19.52 AC OF LAND;
DISTRICT - HUNTER MILL

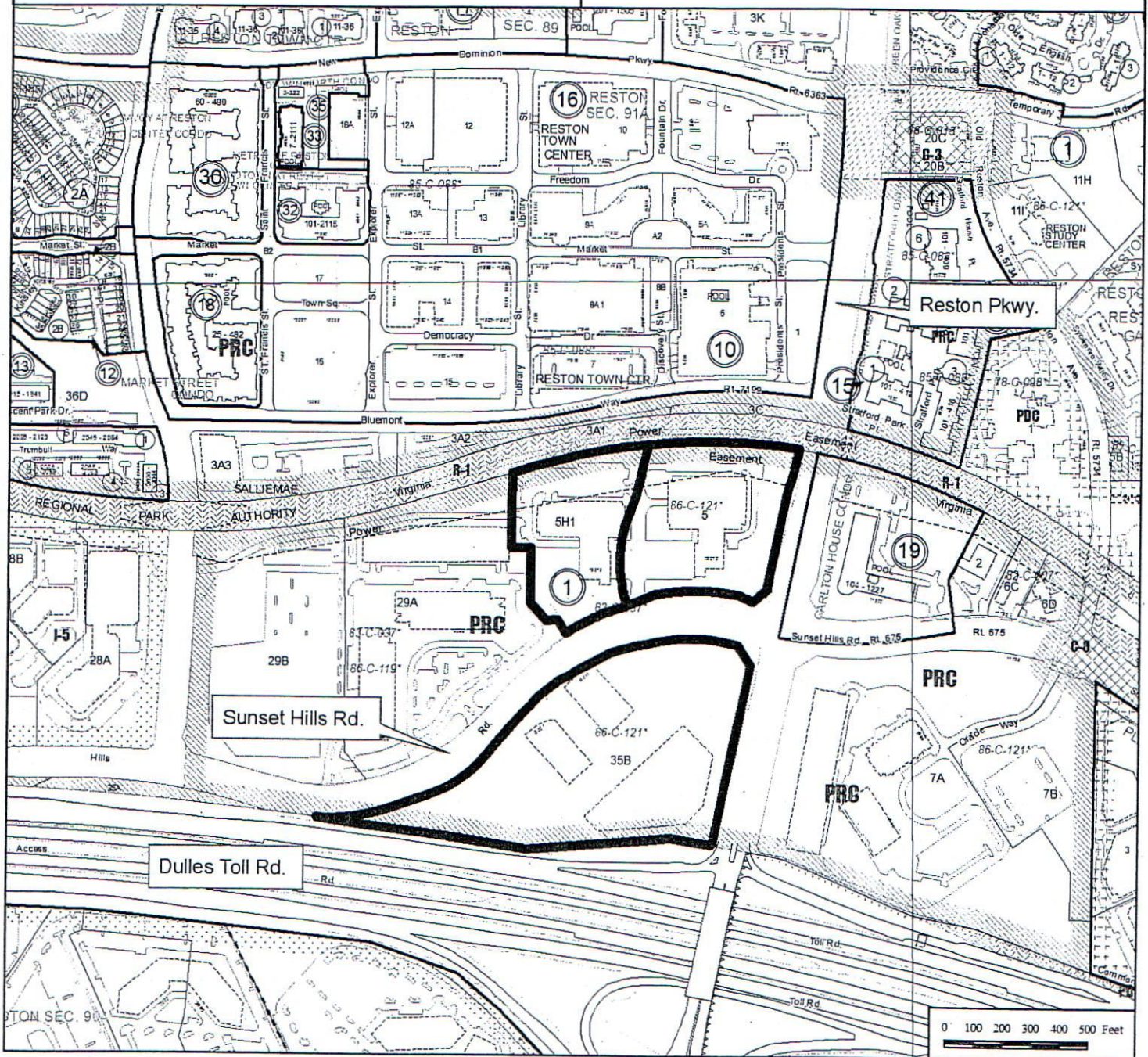
Located: 12010, 12011 & 12021 SUNSET
HILLS ROAD, RESTON, VA 20190
Zoning: PRC

Map Ref Num: 017-3- /01/ /0005 /01/ /0035B

Applicant: DISCOVERY SQUARE, LLC
Accepted: 07/31/2012
Proposed: COMPREHENSIVE SIGN PLAN
Area: 4.87 AC OF LAND;
DISTRICT - HUNTER MILL

Located: 12012 SUNSET HILLS ROAD,
RESTON, VA 20190
Zoning: PRC

Map Ref Num: 017-3- /01/ /0005H1



REASON FOR ADDENDUM

Since the publication of the staff report dated September 27, 2012, the applicants submitted a revised Comprehensive Sign Plan (CSP) to include existing on-site signs at One and Two Discovery Square (12010 and 12012 Sunset Hill Road) and at One and Two Reston Overlook (12011 and 12021 Sunset Hills Road). These on-site signs consist of stop signs, yield to pedestrian, directional, parking garage, and garage clearance signs. This addendum focuses on those signs. Staff's review of the application and conclusions provided in the staff report dated September 27, 2012 remain valid and unchanged, unless specifically noted in this report.

DESCRIPTION OF THE APPLICATION

The applicants, Discovery Square, LLC and Reston VA 939 continue to request approval for a comprehensive sign plan for four existing office buildings located in two office developments known as Discovery Square and Reston Overlook. Since the area is subject to two different rezoning approvals RZ 86-C-121-03 (One Discovery Square and One and Two Reston Overlook) and RZ 86-C-119 (Two Discovery Square), two separate CSP applications were filed to correspond with the respective rezoning approvals. The two concurrent CSP applications have been coordinated together to provide a comprehensive sign plan to establish a unifying identity for the overall area.

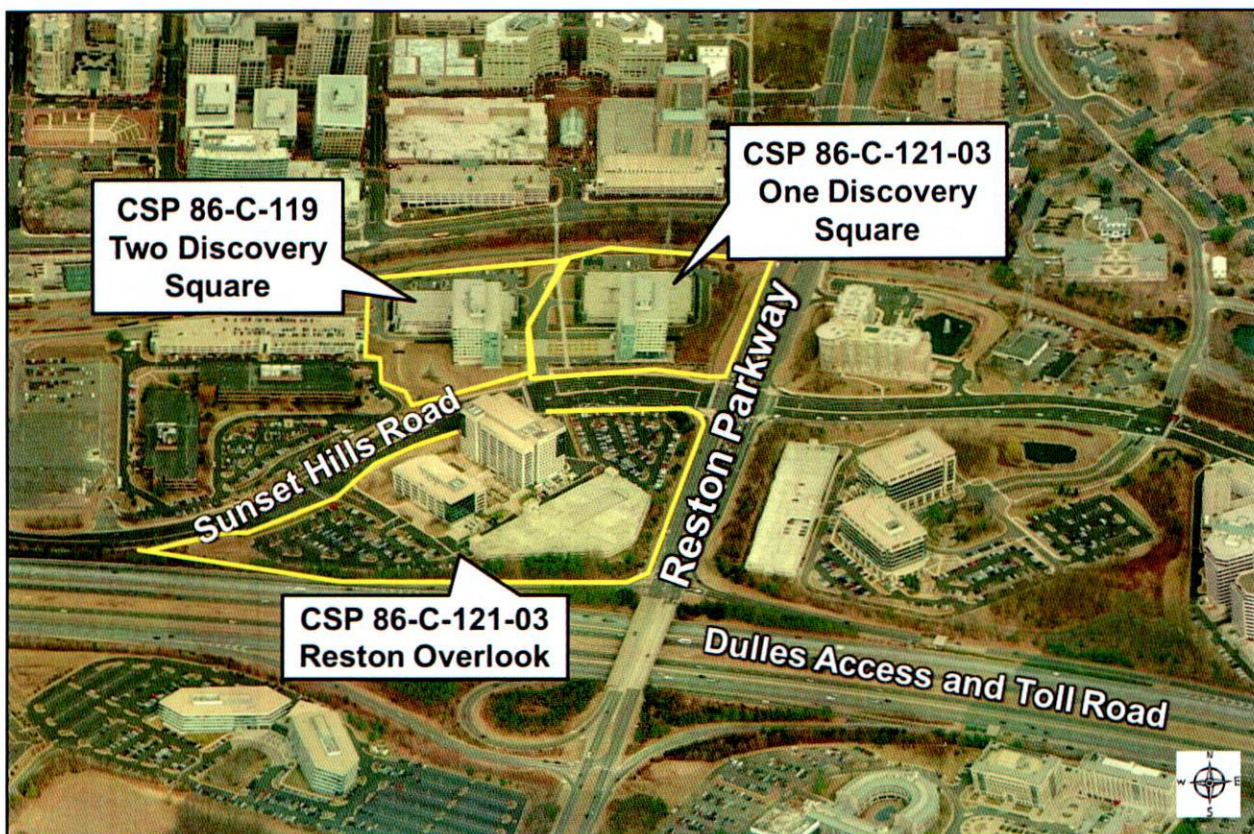


Figure 1: Aerial photograph of application areas

DESCRIPTION OF THE REVISED COMPREHENSIVE SIGN PLAN (CSP)

The CSP entitled Discovery Square and Reston Overlook Comprehensive Sign Plan, Revised: October 18, 2012, consists of 30 pages and is included as Appendix 1. The revisions are included as Pages 6-8 of the CSP. The applicants are proposing to include the 29 existing signs that are presently located throughout the four office buildings at Discovery Square and Reston Overlook, which include:

CSP 86-C-121-03

One Discovery Square

Existing Sign		Sign Area
1	Stop Sign (E.1)	3 SF
5	Directional Signs (E.2)	3 SF x 5 = 15 SF
2	Garage Parking Signs (E.3)	25.6 SF x 2 = 51.2 SF
1	Garage Clearance Sign (E.4)	9 SF
Total 9 Existing Signs		78.2 SF

Reston Overlook

Existing Sign		Sign Area
2	Garage Parking Signs (E.3)	25.6 SF x 2 = 51.2 SF
6	Yield to Pedestrian Signs (E.5)	9 SF x 6 = 54 SF
Total 8 Existing Signs		105.2 SF

CSP 86-C-119

Two Discovery Square

Existing Sign		Sign Area
5	Stop Signs (E.1)	3 SF x 5 = 15 SF
4	Directional Signs (E.2)	3 SF x 4 = 12 SF
2	Garage Parking Signs (E.3)	25.6 SF x 2 = 51.2 SF
1	Garage Clearance Sign (E.4)	9 SF
Total 12 Existing Signs		87.2 SF

ANALYSIS

The inclusion of the 17 existing signs into CSP 86-C-121-03, which includes One Discovery Square, One Reston Overlook and Two Reston Overlook, increases the total sign area request by 183.4 square feet. With the existing signs, the total sign area now proposed for CSP 86-C-121-03 is 2,244.4 square feet. A total of 983 square feet of sign area is permitted for all three office buildings under Article 12 of the Zoning Ordinance. It is noted that the existing stop signs, garage parking, and clearance signs do not require a sign permit since they direct traffic in accordance with Par. 2A and 2 G of Sect. 12-103 of the Zoning Ordinance. Only the directional signs are subject to a sign permit since they exceed the 2 SF allowable sign area without a sign permit in accordance with Par. 2G of Sect. 12-103 of the Zoning Ordinance.

The inclusion of the 12 existing signs at Two Discovery Square increases the total sign area request by 87.2 square feet for CSP 86-C-119. With the existing signs, the total sign area now proposed for CSP 86-C-119 is 774.2 square feet. A total of 326 square feet of sign area is permitted under Article 12 of the Zoning Ordinance. It is noted that the existing stop signs, garage parking, and clearance signs do not require a sign permit since they direct traffic in accordance with Par. 2A and 2 G of Sect. 12-103 of the Zoning Ordinance. Only the directional signs are subject to a sign permit since they exceed the 2 SF allowable sign area without a sign permit in accordance with Par. 2G of Sect. 12-103 of the Zoning Ordinance.

The staff developed sign chart has been revised to include the existing signs.

	Signage Type	Existing Signage Area	Allowable Signage Area	Proposed Dimension (H X W)	Proposed Signage Area	Change in Allowable to Proposed Sign Area
12010 Sunset Hills Road One Discovery Square	Office & Retail Signs (Building Mounted)	40.88 SFx2 = 81.76 SF (office)	258 SF	Varies	Office: 400 SF Retail: 200 SF Total: 600 SF	+342 SF
	Monument Entrance Sign (Freestanding)	54.5 SF	40 SF	7.10' x 8.0'	63 SF	+23 SF
	Office Directory Sign (Freestanding)	0	20 SF	6' x 4'	24 SF	+4 SF
	Stop Sign	3 SF	-	18" x 48"	3 SF	+3 SF
	Directional Signs	3 SF x 5 = 15 SF	2 SF x 5 + 10 SF	18" x 48"	15 SF	+5 SF
	Garage Parking Signs	25.6 SF x 2 = 51.2 SF	-	1.6' x 16'	51.2 SF	+51.2 SF
	Garage Clearance Signs	9 SF	-	10" x 14"	9 SF	+9 SF
Sub-Total			328 SF		765.2 SF	+437.2 SF
12012 Sunset Hills Road Two Discovery Square	Office & Retail Signs (Building mounted)	57.02 SF + 61.25 SF = 118.27SF (office)	258 SF	Varies	Office: 400 SF Retail: 200 SF Total: 600 SF	+342 SF
	Monument Entrance Sign (Freestanding)	63 SF	40 SF	7.10' x 8.0'	63 SF	+23 SF
	Office Directory Sign (Freestanding)	0	20 SF	6' x 4'	24 SF	+4 SF
	Stop Signs	3 SF x 5 = 15 SF	-	18" x 48"	15 SF	+15 SF
	Directional Sign	3 SF x 4 = 12 SF	2 SF x 4 = 8 SF	18" x 48"	12 SF	+4 SF
	Garage Parking Signs	25.6 SF x 2 = 51.2 SF	-	1.6' x 16'	51.2 SF	+51.2 SF
	Garage Clearance Signs	9 SF	-	10" x 14"	9 SF	+9 SF
Sub-Total			326 SF		774.2 SF	+448.2 SF

	Signage Type	Existing Signage Area	Allowable Signage Area	Proposed Dimension (H X W)	Proposed Signage Area	Change in Allowable to Proposed Sign Area
12011 Sunset Hills Road One Reston Overlook	Office & Retail Signs (Building Mounted)	200 SF (office) 17.5 SF (Eagle Bank) = 217.5 SF	270 SF	Varies	Office: 400 SF Retail: 200 SF Total: 600 SF	+330 SF
	Monument Entrance Sign (Freestanding)	63 SF	40 SF	7.10' x 8.0'	63 SF	+23 SF
	Office Directory Sign (Freestanding)	0	20 SF	6' x 4'	24 SF	+4 SF
	Garage Parking Signs	25.6 SF x 2 = 51.2 SF	-	1.6' x 16'	51.2 SF	+51.2 SF
	Yield to Pedestrian Signs	9 SF x 6 = 54 SF	-	24" x 48"	54 SF	+54 SF
Sub-Total			330 SF		792.2 SF	+462.2 SF
12021 Sunset Hills Road Two Reston Overlook	Office & Retail Signs (Building Mounted)	0	265 SF	Varies	Office: 400 SF Retail: 200 SF Total: 600 SF	+335 SF
	Monument Entrance Sign (Freestanding)	56.65 SF	40 SF	7.10' x 8.0'	63 SF	+23 SF
	Office Directory Sign (Freestanding)	0	20 SF	6' x 4'	24 SF	+4 SF
Sub-Total			325 SF		687 SF	+362 SF
TOTAL			1309 SF		3018.6 SF	+1709.6 SF

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The addition of the 29 existing signs at Discovery Square and Reston Overlook do not significantly increase the sign area of the proposed Comprehensive Sign Plan. The existing signs provide on-site safety and direction. With the implementation of the staff proposed development conditions, the proposed Comprehensive Sign Plan is consistent with the Comprehensive Plan and meets the applicable provisions of the Zoning Ordinance.

Recommendations

Staff recommends approval of CSP 86-C-119 and CSP 86-C-121-03, subject to the revised draft development conditions now dated October 27, 2012 and is contained in Appendix 2 and 3 of the staff report.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Planning Commission.

APPENDICES

1. Comprehensive Sign Plan, Revised Through October 18, 2012
2. Proposed Development Conditions dated October 27, 2012, CSP 86-C-119
3. Proposed Development Conditions dated October 27, 2012, CSP 86-C-121-03

Discovery Square & Reston Overlook Comprehensive Sign Plan

REVISED: October 18, 2012

RECEIVED
Department of Planning & Zoning
OCT 19 2012
Zoning Evaluation Division

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Building Photographs

One Discovery Square



Two Discovery Square



One Reston Overlook



Two Reston Overlook



12010 & 12012 Sunset Hills: Existing Regulatory/Directional/Parking/Clearance Sign Location Plan



*Note: Plan above is for illustrative purposes only.
Actual signs and sign locations can vary from this plan.

12011 & 12021 Sunset Hills: Existing Regulatory/Directional/Parking/Clearance Sign Location Plan



Sign Type E.3



Sign Type E.5

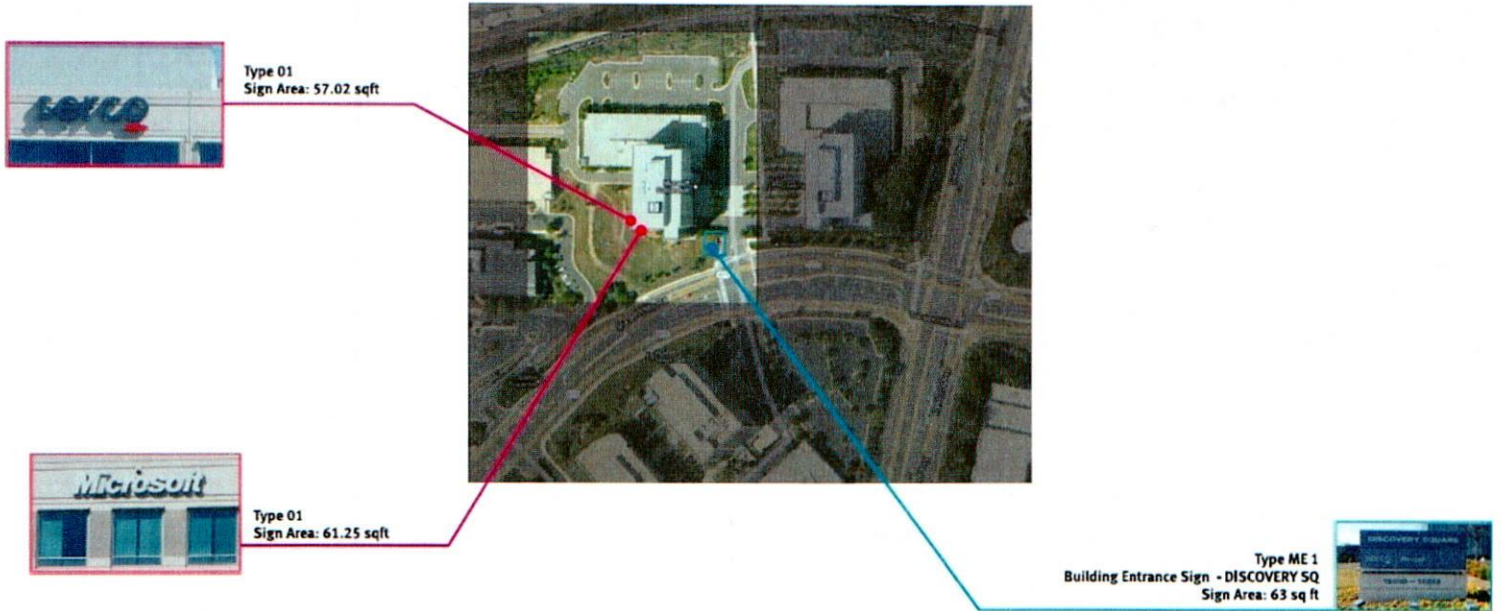


*Note: Plan above is for illustrative purposes only.
Actual signs and sign locations can vary from this plan.

Existing Regulatory/Directional/Parking/Clearance Sign Matrix

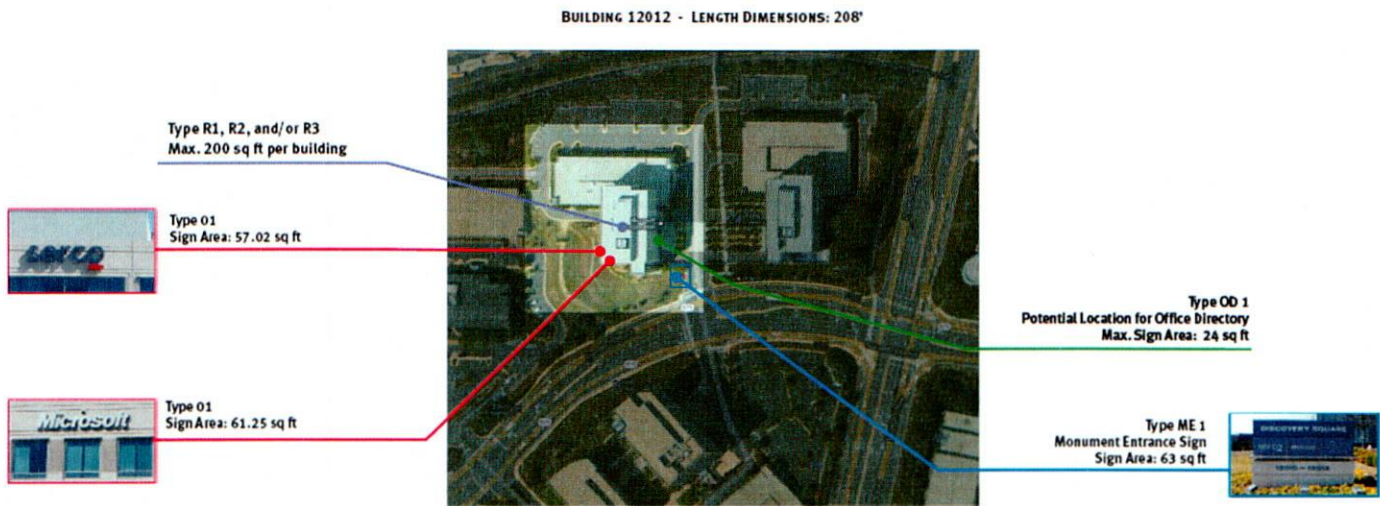
Sign #	Quantity	Size	Sign Area (SF)	Sign Description
E.1	6	18" x 48"	3 (per sign)	Regulatory Signs
E.2	9	18" x 48"	3 (per sign)	Directional Sign
E.3	6	1'-6" x 16'	25.6 (per sign)	Garage Parking Signs
E.4	2	10" x 14"	9 (per sign)	Clearances Signs
E.5	6	24" x 48"	9 (per sign)	Regulatory Signs

Existing Sign Location Plan – 12012 Sunset Hills



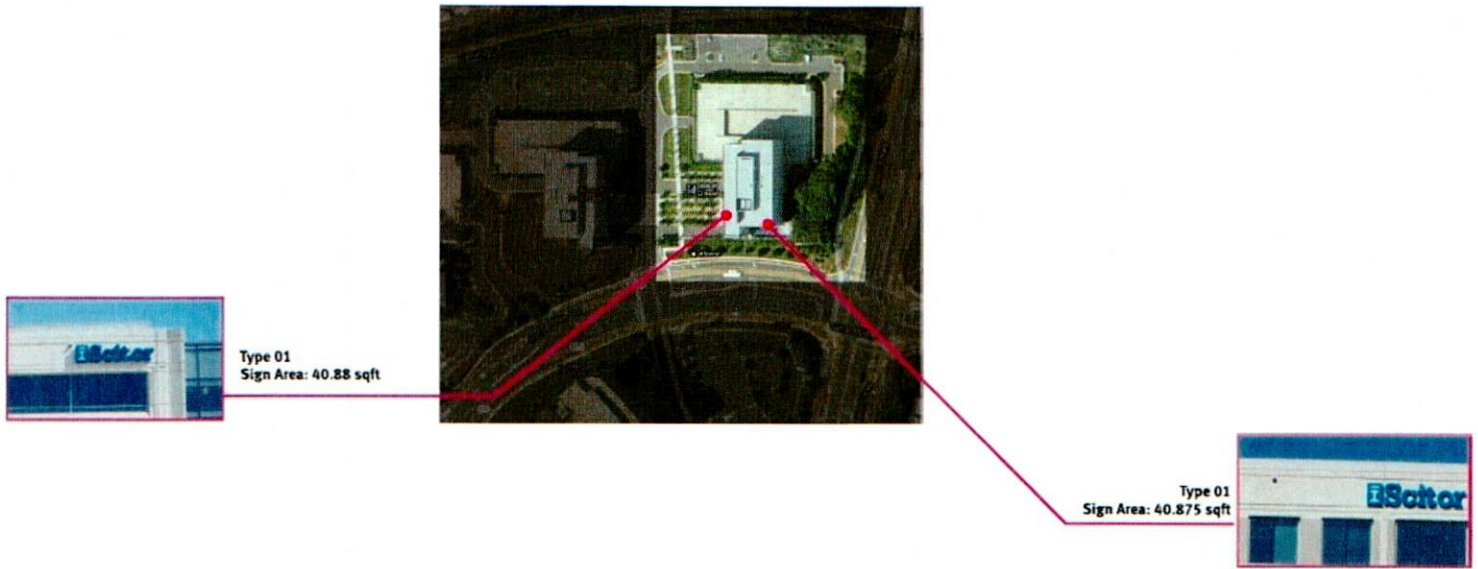
*Note: Plan above is for illustrative purposes only.
Actual signs and sign locations can vary from this plan.

Potential Future Sign Location Plan – 12012 Sunset Hills



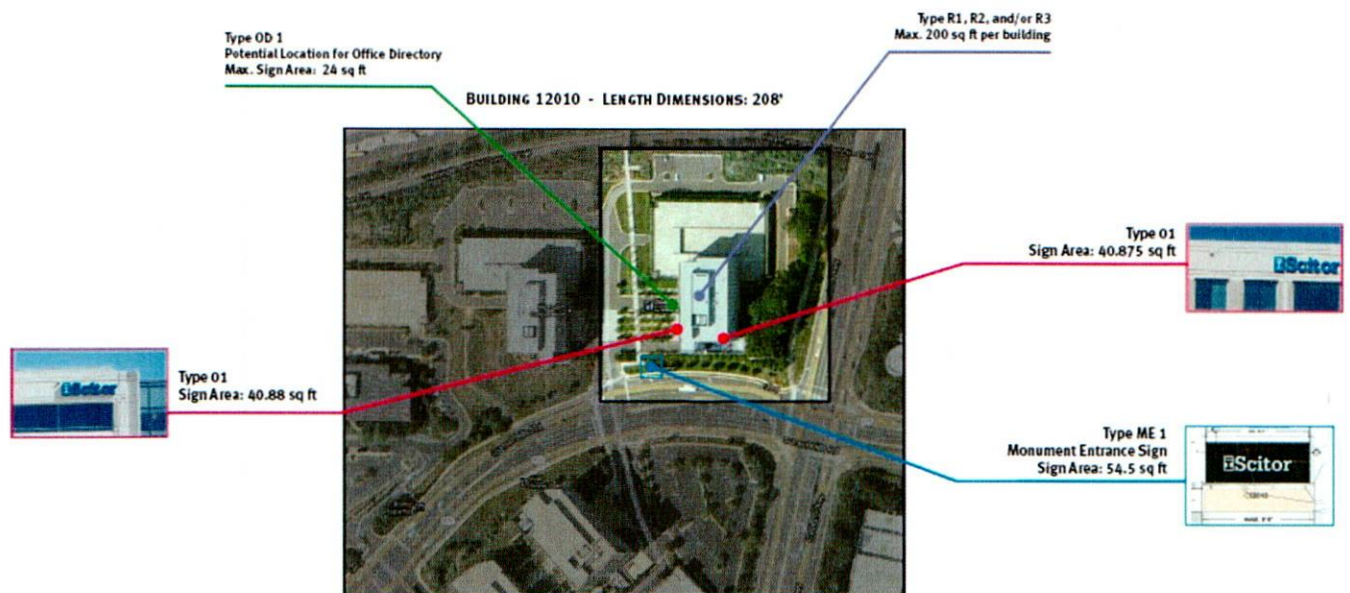
*Note: Plan above is for illustrative purposes only.
Actual signs and sign locations can vary from this plan.

Existing Sign Location Plan – 12010 Sunset Hills



*Note: Plan above is for illustrative purposes only.
Actual signs and sign locations can vary from this plan.

Potential Future Sign Location Plan – 12010 Sunset Hills

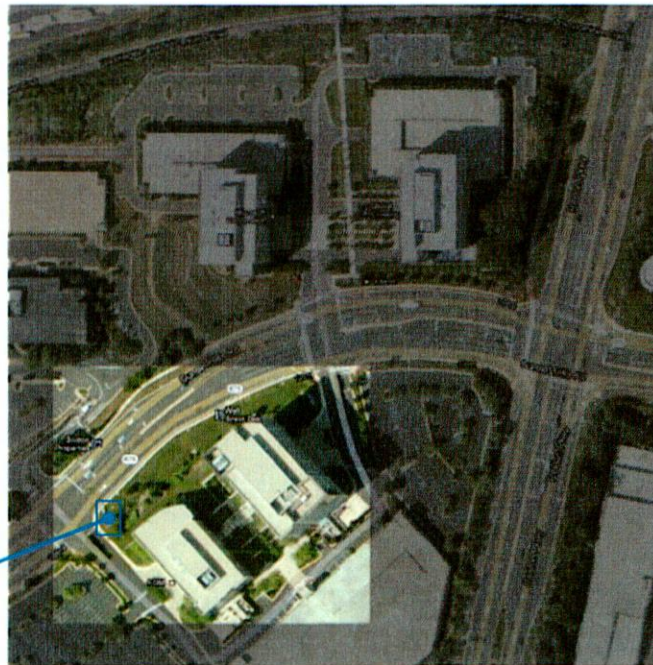


*Note: Plan above is for illustrative purposes only.
Actual signs and sign locations can vary from this plan.

Existing Sign Location Plan – 12021 Sunset Hills

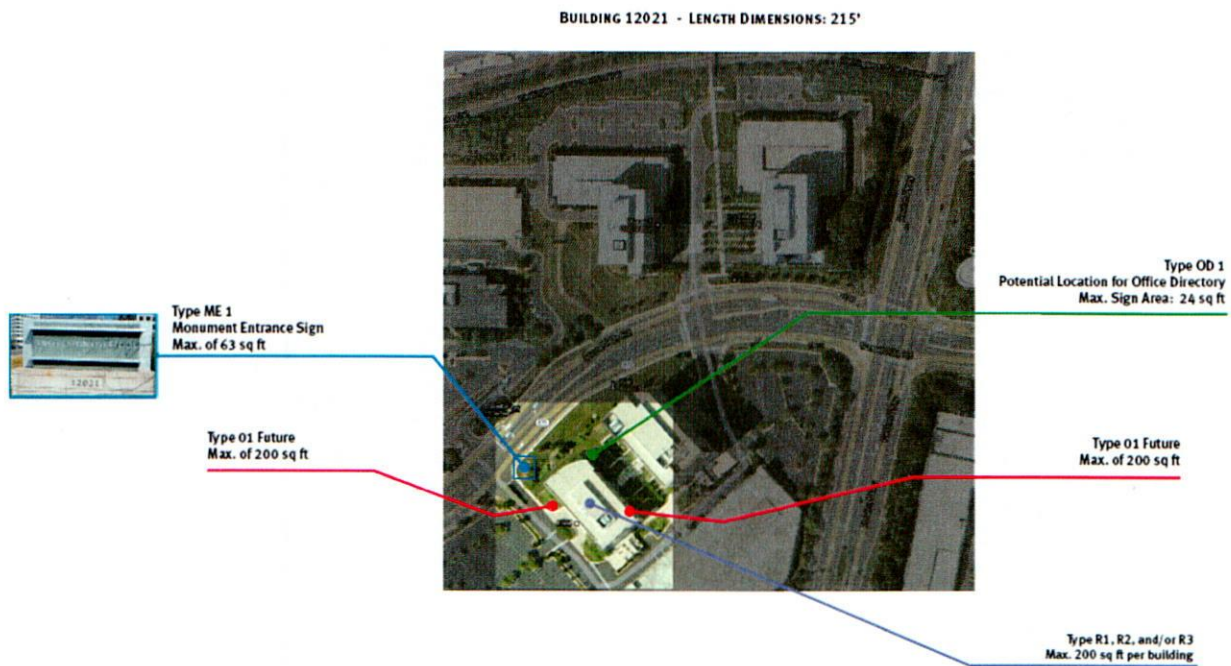


Type ME 1
Building Entrance Sign - RESTON ■
Sign Area: 56.65 sqft



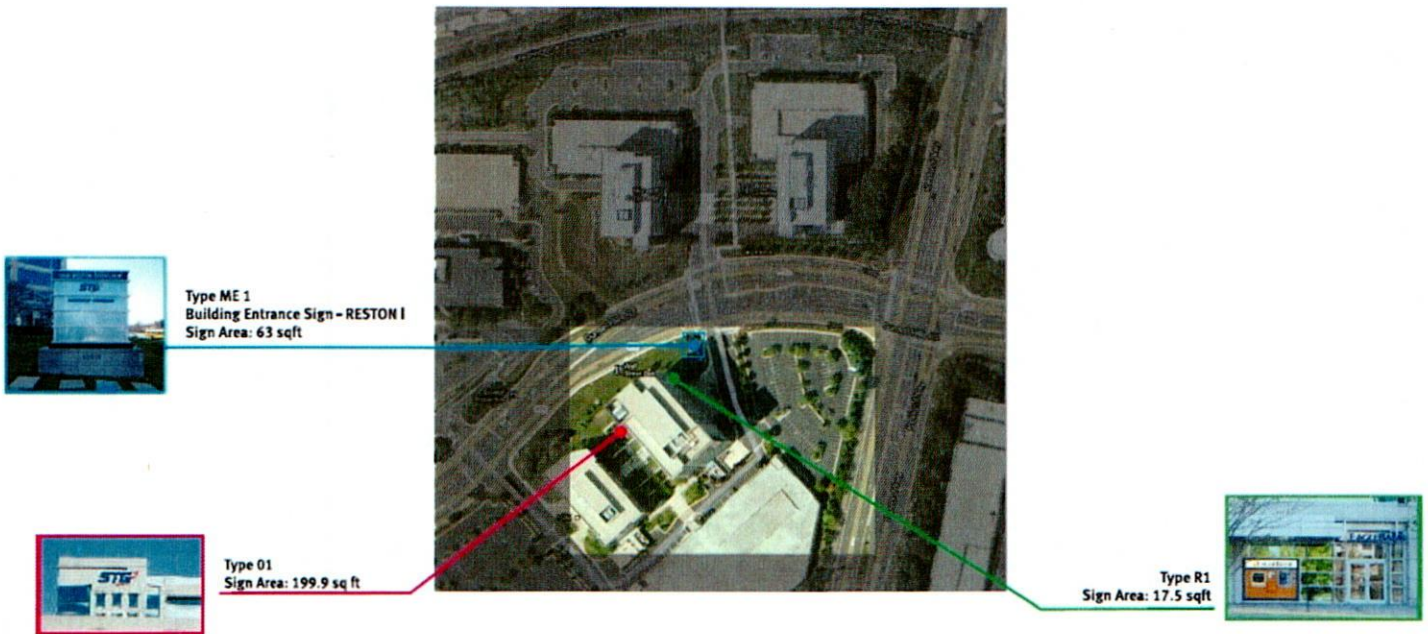
*Note: Plan above is for illustrative purposes only.
Actual signs and sign locations can vary from this plan.

Potential Future Sign Location Plan – 12021 Sunset Hills



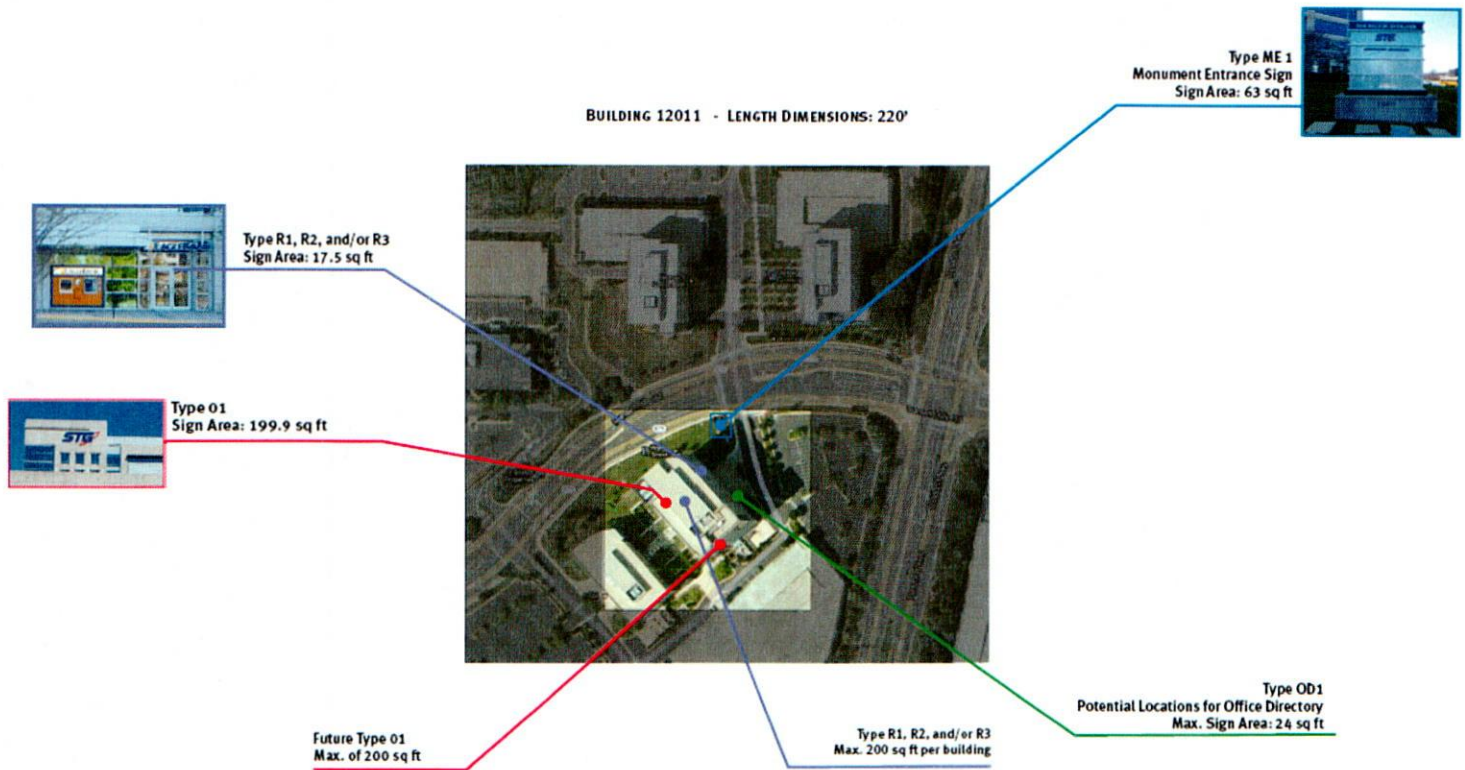
*Note: Plan above is for illustrative purposes only.
Actual signs and sign locations can vary from this plan.

Existing Sign Location Plan – 12011 Sunset Hills



*Note: Plan above is for illustrative purposes only.
Actual signs and sign locations can vary from this plan.

Potential Future Sign Location Plan – 12011 Sunset Hills



*Note: Plan above is for illustrative purposes only.
Actual signs and sign locations can vary from this plan.

General Notes:

- Minor deviations to the design, size, and location of signage governed by this manual may be permitted if approved by the Town Center Design Review Board.
- Any specific messages used throughout the Comprehensive Sign Plan are for illustrative purposes only. Tenant names may change from time to time.
- High-rise office buildings are defined as buildings of four stories or more.

Sign Matrix

Sign #	Sign Location	Sign Type	Overall Dimensions (h x w)	Calculated square footage	Permitted square footage	Requested difference in SF
O1	High-Rise Office Building Top of Building Signage	Building Mounted	varies	200 (per sign)	200	0
R1,R2, R3	Retail Signs (see below)	Building Mounted	see below	200 (per building)	depends on tenant frontage	
R1	<i>Retail Signage</i>	<i>Building Mounted</i>	<i>varies</i>	<i>40 (per sign)</i>	<i>200</i>	<i>(160)</i>
R2	<i>Retail Blade Sign</i>	<i>Building Mounted</i>	<i>varies</i>	<i>10 (per sign)</i>	<i>depends on tenant frontage</i>	
R3	<i>Retail Canopy Sign</i>	<i>Building Mounted</i>	<i>varies</i>	<i>10 (per sign)</i>	<i>depends on tenant frontage</i>	
OD1	Office Directory	Freestanding - Directional	4' tall x 6' wide	24	20	4
ME1	Monument Entrance Sign	Freestanding - Directional	7'-10" x 8'-0" (area of sign not including landscaped base)	63 (area of sign not including landscaped base)	40	23

High-Rise Office Building Tenant (Type O1 Signs):

Description:

Individual internally illuminated or non-illuminated letters mounted to building above top level window band. One sign location will be available on each side of the building as long as there are no more than 2 office signs per building and one per elevation.

Messages:

Limited to tenant logo-type, name, and/or symbol.

Area:

Up to 200 SF per sign within area indicated. 400 SF total requested per building.

Example:



Retail Tenant (Type R1, R2, & R3 Signs):

Description:

Each retail tenant may select any combination of two of the three following types of signs: (i) storefront, (ii) blade, and (iii) awning signs. It is the intent of this sign plan to allow for adequate identification of both the large and the small tenants and to allow for the flexibility needed if, for example, a tenant vacate a large space with one sign and is replaced by four or five tenants requiring four or five signs total along the same building frontage.

Area:

Each building is permitted a maximum of **200 SF** of type R1, R2, and R3 retail signage with no more than **100 SF** of retail signage located on any one given building face. Each retailer is permitted to use any combination of two of the three retail sign types outlined below (type R1, R2, and R3). A single retailer occupying more than 2 building bays, however, is permitted a total of four signs (of which only two sign types can be utilized and no more than two signs can be placed in a given building bay) so long as the total retail signage square footage falls within the previously described retail signage square footage caps for the overall building and the given building face signage. Retail signage must be placed on the same level (or top building face that defines the level) that the retail use actually occupies (i.e. a ground level retailer is prohibited from placing signage on the 4th level of the building). A building bay is defined as the area from one building pier to the next building pier, the average length of which is approximately 26'.

Type R1 Sign: A maximum signage area per type R1 sign of **40 SF** is permitted. (dimensions can vary)

Type R2 Sign: A maximum signage area per blade sign of **10 SF** is permitted. (dimensions can vary)

Type R3 Sign: Signage is allowed once on the face and each side of awnings, or above an awning/canopy. Sign area is computed on the basis of lettering plus logo only. Maximum sign area of **10 SF** per type R3 sign is permitted. (dimensions can vary)

Retail Tenant (Type R1 Signs):

Description:

Wall-mounted letters and/or logo signage is allowed on storefront glass, on the base below windows, on brick building fascia above storefront, or on signage bulkhead designed to be part of the overall storefront design.

Messages:

Type R1 is limited to tenant logotype, trade name, or special design element.

Area:

See pg. 6 for permitted area.

Example:



Retail Tenant (Type R2 Signs):

Description:

Blade-type signage is allowed on building piers between storefront sections and projecting perpendicular from the storefront. No more than one blade sign occurs per building bay. Decorative banners are also allowed but must be maintained.

Messages:

Copy may be trade name, logo, decorative, ornamental, or illustrative image.

Area:

Maximum projection off of building or pier is 3'-4" and blade sign must be at least 8'-0" off finished ground. One blade sign is allowed per bay. See pg. 6 for permitted sign area.

Example:



Retail Tenant (Type R3 Signs):

Description:

Signage on awnings or canopies is encouraged. Tenant name or logo may appear on front or sides of awnings. Signage on top of canopies may not project more than 30" from the canopy.

Messages:

Copy may be trade name, logo, decorative, ornamental, or illustrative image.

Area:

Signage is allowed once on the face and each side of awnings, or above an awning/canopy. The sign area shall be computed on the basis of the typeface plus logo area only. See pg. 6 for permitted sign area.

Example:



Retail Tenant Sign Examples:

Type R1:

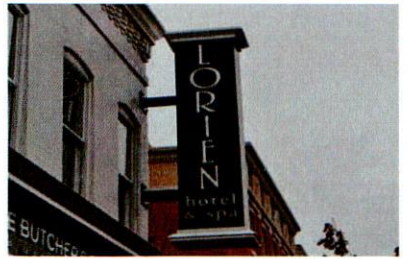
12'-3"

1'-6 5/8"

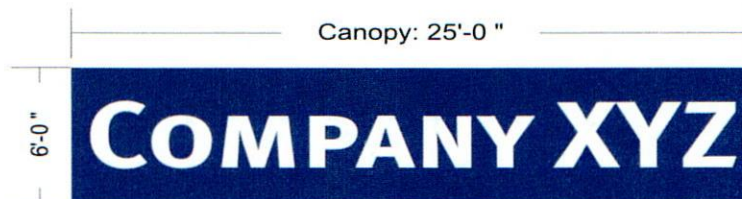
COMPANY XYZ



Type R2:



Type R3:

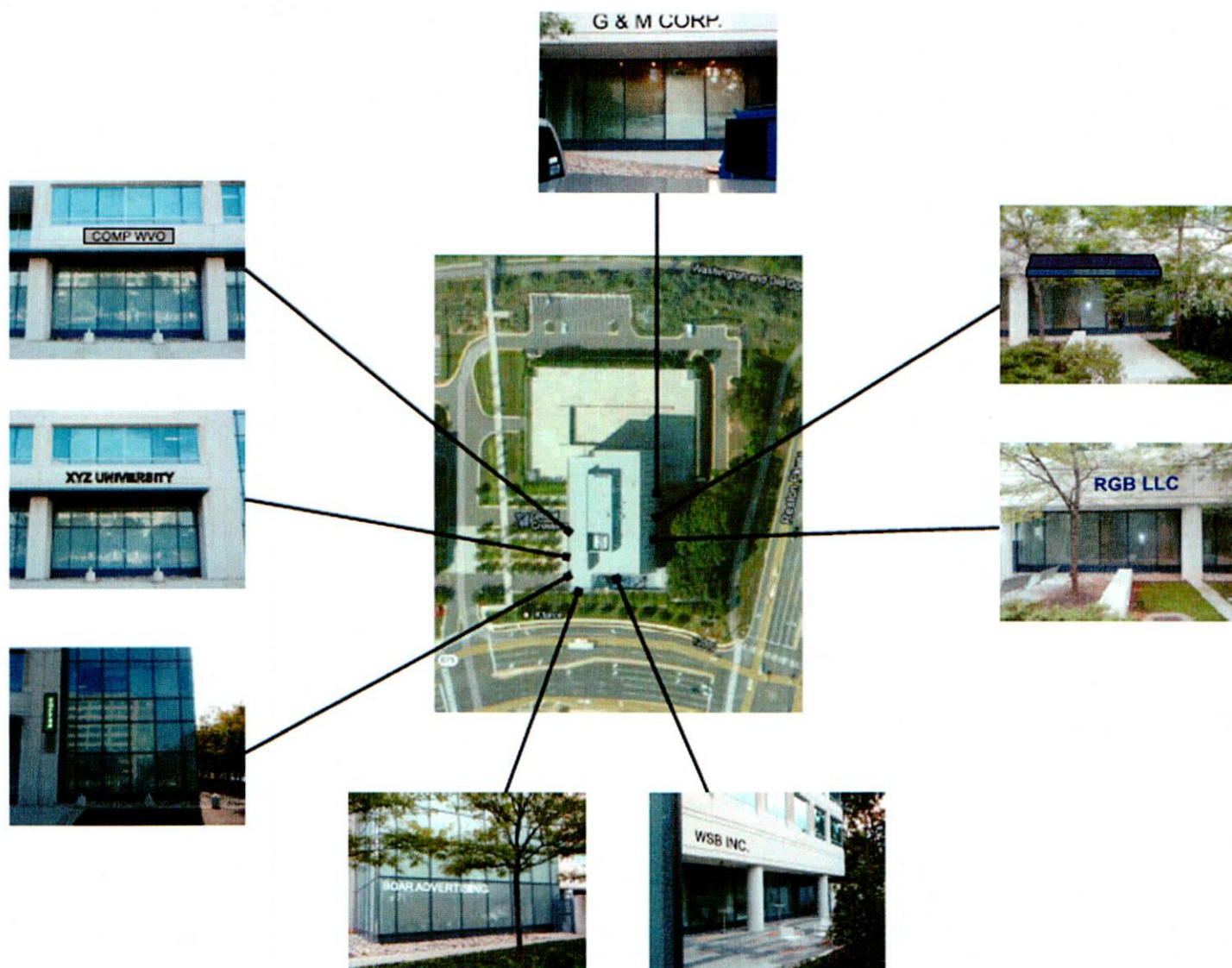


Potential Future Retail Sign – 12012 Sunset Hills



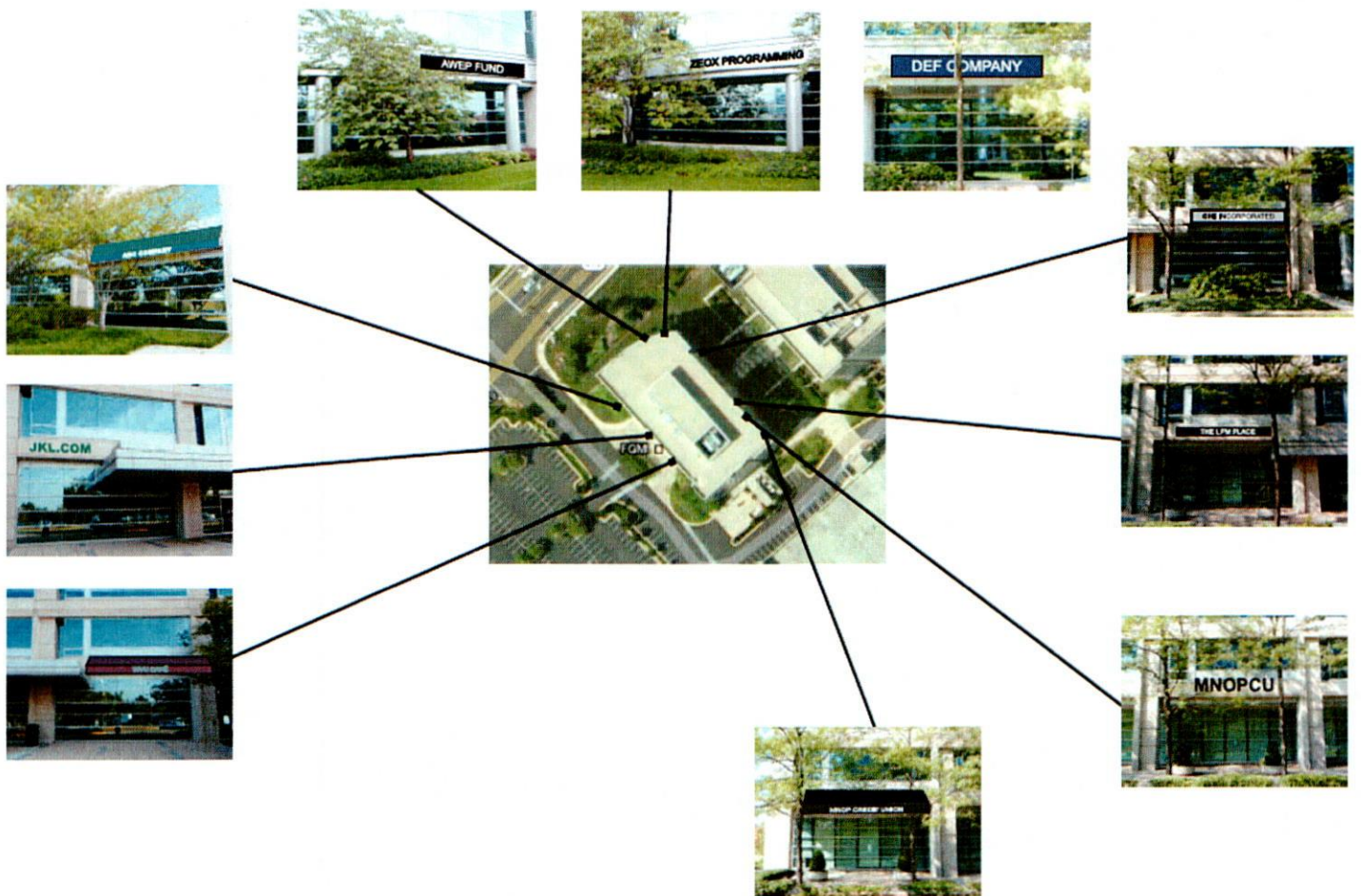
*Note: Plan above is for illustrative purposes only.
Actual signs and sign locations can vary from this plan.

Potential Future Retail Sign – 12010 Sunset Hills



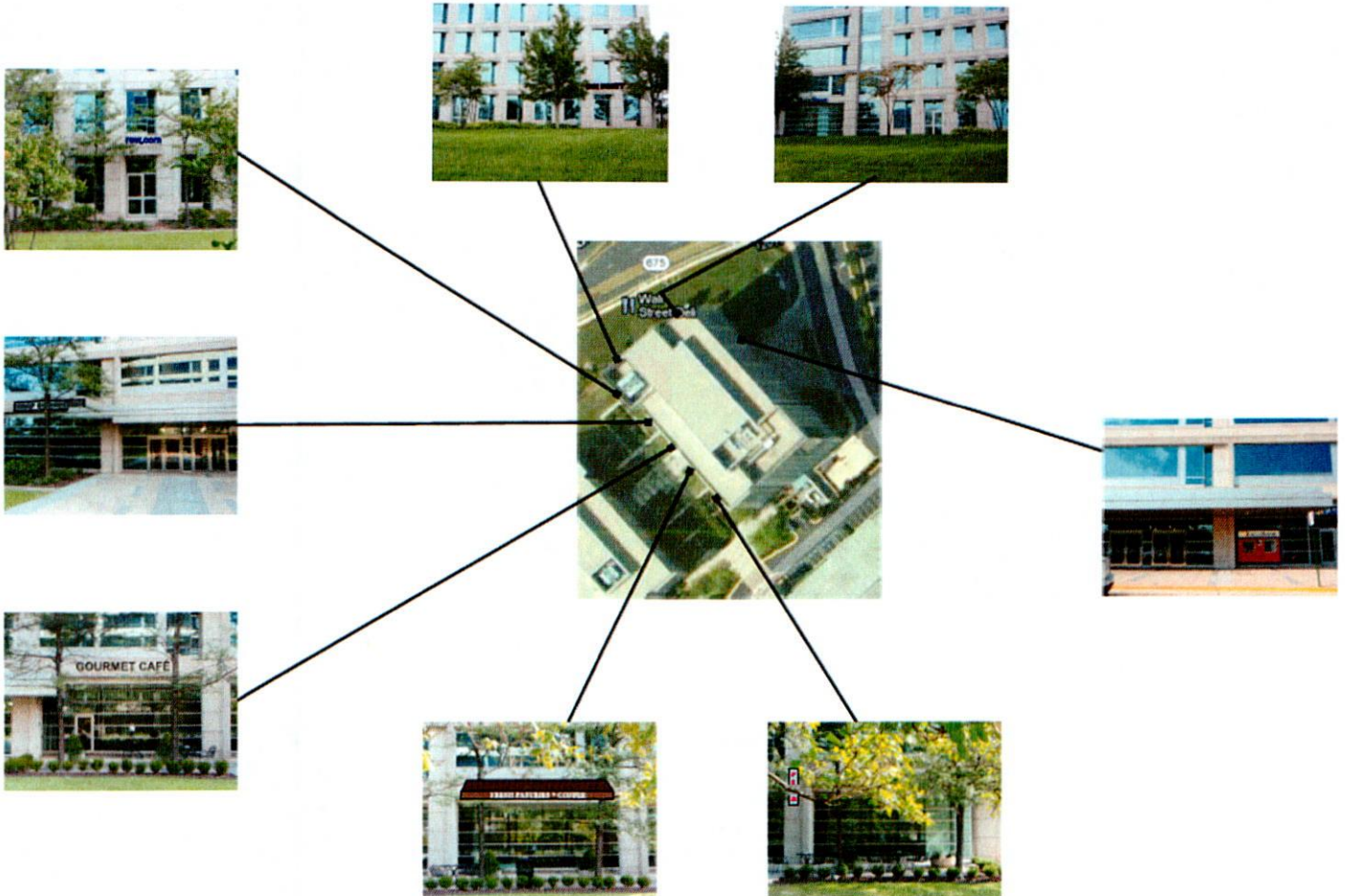
*Note: Plan above is for illustrative purposes only.
Actual signs and sign locations can vary from this plan.

Potential Future Retail Sign – 12021 Sunset Hills



*Note: Plan above is for illustrative purposes only.
Actual signs and sign locations can vary from this plan.

Potential Future Retail Sign – 12011 Sunset Hills



*Note: Plan above is for illustrative purposes only.
Actual signs and sign locations can vary from this plan.

Office Directory (Type OD1 Signs):

Description:

Sign will identify building name/address along with up to four tenant names per building.

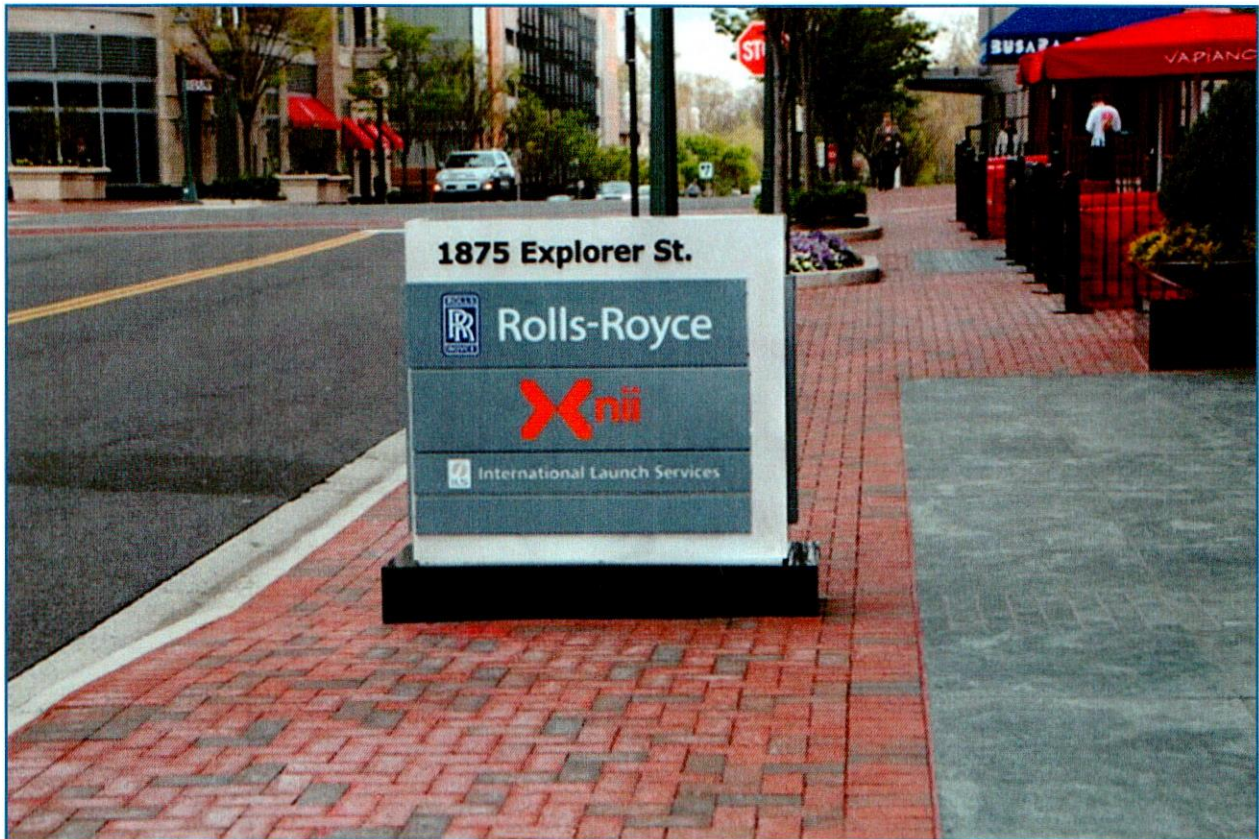
Messaging:

Building name/address along with tenant names/logos if desired. Note that messaging doesn't have to include any tenant names/logos and can instead include only the building name/address.

Area:

No larger than 24 SF per directory. 1 directory per building.

Example:



Monument Entrance Signs (Type ME1 Signs):

Description:

Sign will identify building name/address along with up to four tenant names per building.

Messaging:

Building name/address along with tenant names/logos if desired. Note that messaging doesn't have to include any tenant names/logos and can instead include only the building name/address.

Area:

No larger than 63 SF per monument entrance sign. 1 entrance sign per building.

Example:



PROPOSED DEVELOPMENT CONDITIONS

CSP 86-C-119

~~September 27, 2012~~

October 25, 2012

If it is the intent of the Planning Commission to approve CSP 86-C-119 located at Tax Map Parcel 17-3 ((1)) 5H1 to allow a Comprehensive Sign Plan (CSP) pursuant to Sect. 12-210 of the Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. The Comprehensive Sign Plan is granted for and runs with the land indicated in these applications and is not transferrable to other land. Minor deviations in sign location, design, and area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan.
2. The Comprehensive Sign Plan, entitled "Discovery Square & Reston Overlook Comprehensive Sign Plan" and dated August 24, 2012, is approved for those signs in substantial conformance with those that are shown on the Comprehensive Sign Plan.
3. A matrix for signage shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits. The matrix shall include the submitting party's name, address, sign type, sign height, sign area, Non-Residential Use Permit number (if issued), and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow sufficient tracking of all signage to be provided on site. Each sign permit shall be accompanied by a letter from the property owner, manager, and/or agent of the property acknowledging that the requested sign has been reviewed for compliance with this approval.
4. Any required approval from the Reston Town Center Design Review Board (DRB) shall be obtained prior to the issuance of a sign permit for a sign not already approved by the DRB. A copy of the DRB approval shall be included with any sign permit application.
5. Up to two building mounted signs may be located above the top level window band on each of the four office buildings. Such signage shall be permitted with a maximum sign area of 200 SF each for a total sign area of 400 SF on each building.
6. A maximum of 200 SF of building mounted retail signage may be located on each of the four buildings with the limitation that no more than 100 SF of retail

sign area shall be permitted on a building face. Each retail tenant has the option to install two of the three types of retail signs (storefront, awning/canopy, or blade). A single retail tenant occupying more than two building bays is permitted up to four signs, of which only two sign types can be utilized and no more than two signs can be placed in a given building bay. A building bay is defined as the area from one building pier to the next building pier, the average length is 26 feet.

7. Up to 65 SF of sign area shall be permitted for each freestanding monument entrance sign with up to four tenant panels located at the driveway entrance to each of the four office buildings.
8. Up to 25 SF of sign area shall be permitted for each office directory sign with up to four tenant panels located at the entrance of each of the four office buildings.
9. **Up to five stop signs (E.1) shall be permitted containing up to 3 SF of sign area for each sign.**
10. **Up to four directional signs (E.2) shall be permitted containing up to 3 SF of sign area for each sign.**
11. **Up to two garage parking signs (E.3) shall be permitted containing up to 26 SF of sign area for each sign.**
12. **Up to 9 SF shall be permitted for a garage clearance sign (E.4).**
13. Except for address identification, all building mounted signs shall be for tenant identification only.
14. Illumination of signs shall be in conformance with Article 12, Signs, of the Zoning Ordinance and with the performance standards for glare as set forth in Part 9, Outdoor Lighting Standards, of Article 14 of the Zoning Ordinance.
15. All signage shall be placed in a location that does not conflict with sight distance requirements. Pursuant to Sect. 2-505, Use Limitation on Corner Lots, of the Zoning Ordinance, all freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersection, aisles, or driveways. All freestanding permanent signs shall be located so as not to block any pedestrian walkway or travel way.
16. Any signs proposed to be located in the Virginia Department of Transportation's (VDOT) right-of-way shall obtain all required approvals from VDOT prior to installation.
17. Freestanding signs shall not be permitted within Fairfax County Water Authority's easements.
18. **~~All other signage not identified in the CSP shall conform with the requirements of Article 12 of the Zoning Ordinance.~~**

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. Sign permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan.

PROPOSED DEVELOPMENT CONDITIONS

CSP 86-C-121-03

~~September 27, 2012~~

October 25, 2012

If it is the intent of the Planning Commission to approve CSP 86-C-119 located at Tax Map Parcel 17-3 ((1)) 5H1 to allow a Comprehensive Sign Plan (CSP) pursuant to Sect. 12-210 of the Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. The Comprehensive Sign Plan is granted for and runs with the land indicated in these applications and is not transferrable to other land. Minor deviations in sign location, design, and area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan.
2. The Comprehensive Sign Plan, entitled "Discovery Square & Reston Overlook Comprehensive Sign Plan" and dated August 24, 2012, is approved for those signs in substantial conformance with those that are shown on the Comprehensive Sign Plan.
3. A matrix for signage shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits. The matrix shall include the submitting party's name, address, sign type, sign height, sign area, Non-Residential Use Permit number (if issued), and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow sufficient tracking of all signage to be provided on site. Each sign permit shall be accompanied by a letter from the property owner, manager, and/or agent of the property acknowledging that the requested sign has been reviewed for compliance with this approval.
4. Any required approval from the Reston Town Center Design Review Board (DRB) shall be obtained prior to the issuance of a sign permit for a sign not already approved by the DRB. A copy of the DRB approval shall be included with any sign permit application.
5. Up to two building mounted signs may be located above the top level window band on each of the four office buildings. Such signage shall be permitted with a maximum sign area of 200 SF each for a total sign area of 400 SF on each building.
6. A maximum of 200 SF of building mounted retail signage may be located on each of the four buildings with the limitation that no more than 100 SF of retail

sign area shall be permitted on a building face. Each retail tenant has the option to install two of the three types of retail signs (storefront, awning/canopy, or blade). A single retail tenant occupying more than two building bays is permitted up to four signs, of which only two sign types can be utilized and no more than two signs can be placed in a given building bay. A building bay is defined as the area from one building pier to the next building pier, the average length is 26 feet.

7. Up to 65 SF of sign area shall be permitted for each freestanding monument entrance sign with up to four tenant panels located at the driveway entrance to each of the four office buildings.
8. Up to 25 SF of sign area shall be permitted for each office directory sign with up to four tenant panels located at the entrance of each of the four office buildings.
9. **Up 3 SF of sign area shall be permitted for a stop sign (E.1).**
10. **Up to five directional signs (E.2) shall be permitted for up to 3 SF of sign area for each sign.**
11. **Up to four garage parking signs (E.3) shall be permitted for up to 26 SF of sign area for each sign.**
12. **Up to 9 SF shall be permitted for a garage clearance sign (E.4).**
13. **Up to six yield to pedestrian type signs shall be permitted for up to 9 SF of sign area for each sign (E.5).**
14. Except for address identification, all building mounted signs shall be for tenant identification only.
15. Illumination of signs shall be in conformance with Article 12, Signs, of the Zoning Ordinance and with the performance standards for glare as set forth in Part 9, Outdoor Lighting Standards, of Article 14 of the Zoning Ordinance.
16. All signage shall be placed in a location that does not conflict with sight distance requirements. Pursuant to Sect. 2-505, Use Limitation on Corner Lots, of the Zoning Ordinance, all freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersection, aisles, or driveways. All freestanding permanent signs shall be located so as not to block any pedestrian walkway or travel way.
17. Any signs proposed to be located in the Virginia Department of Transportation's (VDOT) right-of-way shall obtain all required approvals from VDOT prior to installation.
18. Freestanding signs shall not be permitted within Fairfax County Water Authority's easements.

~~19. All other signage not identified in the CSP shall conform with the requirements of Article 12 of the Zoning Ordinance.~~

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. Sign permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan.